

LEGISLATIVE DIGEST

[Agreements, Permit, and Lease - Improvements on Portions of Third, Fourth, Owens, and 16th Streets - UCSF Mission Bay]

Ordinance: 1) approving and authorizing a Master Agreement between the City and The Regents of the University of California, on behalf of its San Francisco campus (UCSF) governing various public improvements and other transactions relating generally to Fourth, Owens, Third and Sixteenth Streets in Mission Bay, and approving and authorizing the permit and agreements contemplated by such agreement, including: (a) the issuance of a major encroachment permit granting revocable permission to UCSF to occupy portions of these streets for UCSF improvements and activities, including a Fourth Street public plaza, (b) maintenance agreements for said improvements, (c) an easement agreement for UCSF utilities under Fourth Street between 16th Street and Mission Bay Boulevard South, (d) easement agreements for sidewalk curb ramps, for public pedestrian passage, and City utilities over certain property within the UCSF campus, and (e) a lease of subsurface and air space for UCSF improvements above and below certain segments of Fourth Street between Sixteenth and Mariposa Streets on State Trust property; 2) accepting offers of real property and public improvements along such streets and portions of Mariposa Street for street widening, turning radii and right turn lane purposes; 3) making environmental findings and findings of consistency with the City's General Plan, the eight priority policy findings of Planning Code Section 101.1 and the Mission Bay South Redevelopment Plan; 4) accepting Department of Public Works Order; and 5) authorizing official acts in connection with this Ordinance.

Existing Law

The University of California, San Francisco Mission Bay campus site is comprised of property owned or leased by The Regents of the University of California ("The Regents" or "UCSF"), including the approximately 42.3-acre research campus site bounded by Third Street to the east, Sixteenth Street to the south, Owens Street to the west and the future Mission Bay Boulevard South to the north, and the approximately 14.5-acre UCSF Medical Center at Mission Bay site, being a portion of the land bounded by Third Street to the east, Mariposa Street to the south, Owens Street to the west and Sixteenth Street to the north. UCSF has previously installed, pursuant to City permits, various encroachments in the public right-of-way on Fourth Street between Sixteenth and Mission Bay Boulevard South and in Owens Street. These were addressed in various Board actions including Resolution No. 743-02 and Ordinance Nos. 52-04 and 42-12.

Amendments to Current Law

The legislation would approve a master agreement between the City and The Regents governing various public improvements and other transactions relating generally to Fourth, Owens, Third, and Sixteenth Streets in Mission Bay, and approve and authorize the permit and agreements contemplated by such agreement. These include: a) the issuance of a major encroachment permit granting revocable permission to The Regents to occupy portions of

these streets for UCSF improvements and activities, including a Fourth Street public plaza, b) maintenance agreements for said improvements, c) an easement agreement for UCSF utilities under Fourth Street between Sixteenth Street and Mission Bay Boulevard South, d) easement agreements for sidewalk curb ramps, for public pedestrian passage, and City utilities over certain property within the UCSF campus, and e) a lease of subsurface and air space for UCSF improvements above and below certain segments of Fourth Street between Sixteenth and Mariposa Streets on State Trust property. The Ordinance also would accept offers of real property and public improvements along such streets and portions of Mariposa Street for street widening, turning radii, and right turn lane purposes. The legislation includes various terms and conditions relating to the permit mentioned above including procedures for permit revocation and a one-time public right-of-way occupancy assessment fee for underground conduit in Owens Street connecting with a non-UCSF development. The Ordinance would make environmental findings and findings that the actions set forth in the legislation are consistent with the Mission Bay South Redevelopment Plan, the City's General Plan, and the priority policies of Planning Code Section 101.1.

Background Information

The intent of this legislation is to consolidate in a single ordinance various agreements and other approvals between the City and UCSF at its Mission Bay campus in order to better reflect the relationship of these governmental agencies in regard to public and facility improvements at this site. The public centerpiece of this project is the Fourth Street Public Plaza that will be free from vehicular through traffic and will provide a variety of amenities for the benefit of the public, bicyclists, UCSF staff, patients, and visitors to the Medical Center.